

DE Planning Ltd

**2 Downs Road
Westbury on Trym
Bristol
BS9 3TX**

**07859 889961
dale@deplanning.co.uk**

Manchester City Council
Planning, Building Control and Licencing
PO Box 532
Town Hall Extension
Manchester
M60 2LA

14 February 2024

FAO Joshua Lee

Dear Sir,

PLANNING APPLICATION

**INSTALLATION OF FRONT ROOF DORMER EXTENSION TO DWELLING
(RESUBMISSION OF 137983/FH/2023)**

29 LAUSANNE ROAD, MANCHESTER, M20 3EU

I refer to the above. This application is a resubmission of application reference 137983/FH/2023, which was WITHDRAWN following discussion with the Case Officer over the number of bedrooms existing and proposed.

The application is supported by the following drawings: -

- 0034 / 03 / 01 Site Location & Block Plan
- 0034 / 03 / 02 Existing Plans, Elevations & External Views
- 0034 / 03 / 10 / F Proposed Plans, Elevations & External Views
- 0034 / 03 / 11 Proposed External Views

29 Lausanne Road is owned by, and is the home of, the applicant's daughter but she does rent out rooms and the property is a registered small HMO. The property is in need of maintenance including the roof and a general environmental upgrade / insulation. As part of and in association with this the roof space will be partially converted to a single new bedroom with either a dormer window (this application) or rooflights (permitted development).

The property used to have 6No. bedrooms but currently has only 4No. This will increase to 5No. when the loft is converted but from July 2024 the intention is that the property will be occupied by the owner and two tenants only.

One of the basement rooms will remain a Media Room and the ground floor front room will remain a Lounge. The dwelling will however remain a small Use Class C4 dwellinghouse

(HMO) and there is no intention to change the use of the property. This application relates only to the installation of a front roof dormer window and not to any change of use.

On the basis of previous email exchanges and a review of the Draft Officer Report we know that there are no design or amenity issues with regard to the proposed dormer. However, any related speculation about a change of use to a large (Sui generis) HMO in the context of this application is inappropriate and unreasonable. Notwithstanding, the applicant would be happy to be advised again that any additional bedroom in the property may trigger a change of use for which planning permission may be required.

The Planning Policy context includes the Core Strategy (CS 2012) and the saved policies of the now old Unitary Development Plan (UDP 1995). Development Management Policy DM1 of the CS is a criteria based policy requiring regard to be paid to a list of considerations. This is still supported by the 2007 Guide to Development SPD. The policy criteria include the use of appropriate materials; impact on the surrounding area and effects on amenity generally.

UDP Policy DC1 is specific to residential extensions and is a positive policy that simply lists a range of criteria that the Council will have regard to when determining planning applications. These include character, amenity, support for adaption to suit changing needs and street scene. Extensions will be allowed where they are not excessively large, do not cause undue loss of privacy and where they are not out of character with the area.

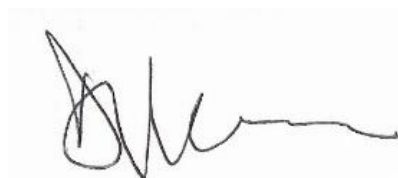
The National Planning Policy Framework (2023) also requires “good design”.

The dormer extension is of a pitched roof design in matching roof and side / front elevation materials and causes no loss of privacy or any other residential amenity impact. Dormer windows on this street (and in the general area) are not uncommon and roof conversions (proceeding alongside property maintenance and environmental upgrades such as insulation) generally represent sustainable development enabling households to meet their changing personal circumstances, needs and aspirations and without having to move house. No conflict with the above referred to policies or guidance has been identified and the development represents “good design” and sustainable development.

The proposal brings forward a dormer extension, which has no adverse impact on the appearance and character of the area nor any detrimental impact on residential amenity. In the round the proposal meets all three elements of sustainable development as defined (social, economic and environmental).

I would be grateful if the application could be registered and progressed to a planning permission as soon as possible. However, if any issues arise, please feel free to telephone me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dale Evans', written on a light-colored background.

Dale Evans BA(Hons) Dip DBE MRTPI